

DADE HERITAGE TRUST, INC.
Board of Trustees
Minutes of the October 18, 1983 Meeting

A regular meeting of the Board of Trustees of Dade Heritage Trust, Inc. was called to order at 7:40 p.m. at the Coral Gables Chamber of Commerce, 50 Aragon Avenue, Coral Gables. Trustees present were:

Donald Slesnick, President
Becky Matkov, First Vice-President
John Ward Clark, Second Vice President
Marty Stofik, Secretary
John Armstrong
Les Beilinson
Liz Bishop
Beth Ann Clark
Arlene Commings
John Fullerton
Jim Levis
Michael Maxwell
Maggie Wood

Also present were Board of Advisors members Sallye Jude and Arva Moore Parks, DHT members Leslie Rivera and Bill Wescott, and Executive Director Paul Thompson.

A motion was made by Mr. Maxwell, seconded by Mr. Levis, and carried unanimously to accept as presented the Minutes of the August 21, 1983 Board of Trustees and September 22, 1983 Executive Committee meetings.

FTHP Annual Meeting

Mr. Slesnick commended Mr. Clark and Ms. Jude for their outstanding work in chairing the Florida Trust for Historic Preservation annual meeting September 29-October 1. He also congratulated Mr. Maxwell, Mr. Thompson and DHT member Ruth Jacobs for the production of the awards presentation. Ms. Jude said a final financial report on the conference soon will be completed and distributed to the Board.

Treasurer's Report

In the absence of the Treasurer, Mr. Thompson reported that the new account has been opened at the Bank of Coral Gables and it has a balance of approximately \$1,600.

Other account balances are:

Antique show	approximately \$	1,400
Merrill Lynch		9,600
Escrow-antique show		12,599

Anticipated income includes:

City of Miami-medical museum	5,000
State of Florida-Dr. Jackson's	11,000

Short term liabilities are approximately \$15,000, including back pay and unpaid wages, and outstanding bills from Preservation Today.

Mr. Slesnick noted that the pending release of the antique show funds from escrow will be significant toward reducing current debt.

H P Boards Organization

Ms. Stofik reported an excellent turnout for the September 29 organizational meeting of the Florida Conference of Historic Preservation Boards and Commissions. Ms. Stofik was elected interim chairman and Stephanie Farrell of Tampa interim vice-chairman. An all-day statewide meeting is being planned for this winter.

She also reported that nine of Dade County's ten boards were represented at the first meeting of the Dade Council of Preservation Boards October 17. DHT member Lynda Schwartz has agreed to serve as the Council's program coordinator. The group's first subject will be to open a dialogue with the Dade School Board and its administration regarding the preservation of historic schools.

Seminars as Fund Raisers

Three historic preservation seminars will be held February 10 and 11, co-sponsored by DHT and Florida International University. A seminar for realtors is being chaired by Mr. Clark, a seminar on tax and investment benefits is being chaired by Trustee Ric Hoffman, and a seminar for preservation board and staff members is being chaired by Mr. Wescott. Present projections estimate a \$2,000 profit from the three seminars. Ms. Stofik is coordinating the project.

Mr. Slesnick announced that a Historic Preservation Law Conference is being co-sponsored by the American Bar Association and the National Trust for Historic Preservation at the Victor Hotel, Miami Beach, on December 2-3.

Mr. Slesnick announced that the South Florida Chapter of the American Institute of Architects will hold an Urban Workshop October 28-29 at the Knight Center.

Ms. Matkov announced that a conference on Access to the Media, sponsored in part by the Junior League, will be held October 28 at the Knight Center.

Election of Trustee

The Executive Committee, at its September 22 meeting, unanimously recommended that the Board confirm the appointment of William Wescott to fill the unexpired term vacated by Dennis King. A motion was made by Ms. Wood, seconded by Ms. Bishop, and carried unanimously, to elect Mr. Wescott to the Board of Trustees to complete Mr. King's term.

Mr. Wescott said written guidelines on the proper methods of maintenance of stone and masonry on historic buildings soon will be published by the American Society of Testing Materials which recently completed a series of meetings at the Sheraton-Bal Harbour. He said the group also is addressing the need to assign fire rating numbers to materials in historic structures. Mr. Wescott will provide the ASTM guidelines and a recommendation for contacting the owners of significant downtown properties at the next Board meeting.

President's Report

Bank of Coral Gables: The Bank of Coral Gables has accepted DHT's proposal to be Partners in Preservation. (See attached "A".) Mr. Slesnick asked that Trustees suggest other potential "partners" such as large architecture firms, realtors and other businesses.

Mr. Levis reported that AA Triangle Moving and Storage has moved the artifacts of the Ryan Building to its facility and is storing them at no charge.

Mr. Slesnick reported that Randy Nimnicht, Executive Director of the Historical Association of Southern Florida, has agreed to amend the By-Laws governing the Woodrow Wilkins Archives to include DHT in the acquisition process. (See minutes of Sept. 22 Executive Committee meeting.)

FEC RR Building: DHT was advised on Friday, October 14, that a application has been filed for a demolition permit for the FEC Freight House on the Miami River. Mr. Slesnick and Mr. Clark met with FEC officials Monday, October 17. DHT and the City of Miami planning department are actively attempting to save the building. The FEC's position is that there is no architectural or historic significance to the building and that it is economically beneficial to demolish it, but has agreed to allow DHT to submit information proving economic benefits of preservation. There is no legal method available to stop the demolition.

Metro vs Miami Beach: Attorney Robert Parks has agreed to represent DHT as a plaintiff intervenor in the lawsuit filed by the county against the City of Miami Beach challenging the city's historic preservation ordinance. Mr. Slesnick reported that several other municipal historic preservation boards have inquired as to how to amend their ordinances to better comply with the county ordinance.

Antique show: The City of Miami has agreed to assign DHT's dates for the January antique show to D.S. Clarke Antique Shows, Inc. and the \$12,599 now in escrow with our attorney will be released as soon as the papers are signed.

Mr. Slesnick will appoint Julianne Bishop to chair a committee to explore fund-raising activities to be held in conjunction with the 1984 show.

A motion was made by Ms. Clark, seconded by Mr. Levis, to transfer the antique show account funds to the general operating account and to pay Dolly MacIntyre the approximately \$850 owed her from the 1983 show. The motion was amended to keep the antique show fund open until the Treasurer completes the consolidation of accounts, and was carried unanimously.

S. Bayshore Property: The owner of a historic property on South Bayshore Drive in Coconut Grove has contacted DHT regarding the possibility of preserving the property which includes a historic house and many trees planted by David Fairchild. It is estimated to have a market value in excess of \$4 million. The property would be available to DHT for the payoff of the first mortgage of approximately \$600,000, plus a life estate and a small income for the owner.

Trustees suggested the possibility of financing the purchase by selling a portion of the property for development or through syndication. Mr. Slesnick noted that the Revolving Fund is not yet in a position to finance such a purchase. He said the mortgage holder is hoping to resolve the situation by January.

Mr. Slesnick asked the Trustees to advise him or Mr. Thompson if they know of anyone who could assist with a tax-deductible donation or loan for the project.

Mr. Slesnick stated that there is another historic home on a 50-ft. lot immediately west of the above property that is available for \$150,000, and a third piece farther west that contains the Trapp House which also may be available for preservation.

NTHP Annual Meeting: Several Trustees and DHT members will be attending the National Trust for Historic Preservation Annual Meeting in San Antonio October 28-30.

Mr. Slesnick reminded the Trustees of their commitment to try to raise \$1,000 for DHT before the end of the year. He noted that Mr. Levis has made a substantial contribution.

General Membership Meeting: Ms. Rivera previewed the program that will be presented by Dr. John Seagrave of Wroxton Abbey, at the November 3 DHT general membership meeting to be held at the Metropolitan Museum of Art-Casino.

Executive Director's Report

Deering Estate: The Nature Conservancy has made an offer to purchase the property. A motion was made by Mr. Beilinson, seconded by Mr. Maxwell, and carried unanimously authorizing Mr. Thompson to write a letter supporting their purchase and offering the services of DHT for the project.

Brown House: Mr. Thompson requested authority to execute a contract with Greenleaf-Telesca for \$2,000 for engineering plans to relocate the Brown House. The cost will be reimbursed from the City of Miami's \$45,000 appropriation for site preparation. Mr. Thompson assured the Board that the funds would be available and agreed to state in the contract acceptance letter that the bill will be paid upon receipt of the City's funds. A motion was made by Mr. Fullerton, seconded by Mr. Wescott and carried unanimously authorizing the Executive Director to execute the contract.

Commodore's Club: The owner of the property wants to preserve the house but claims he cannot unless he obtains a variance to construct an office building on the rear of the property. The city planning department and neighboring condominiums are opposed to the proposal. Mr. Thompson is meeting with the owner and will report back to the Board.

Archeological Society: The Archeological Society has requested permission to use Dr. Jackson's Office for its Board meetings and would like to exchange Board liasons with DHT. The Board indicated a representative of the Society would be welcome at DHT Board meetings. Mr. Slesnick asked for anyone interested in serving as the liason to the Society, who also would be responsible for opening and closing the office for the meetings, to contact him.

Long Range Planning Committee

Ms. Bishop announced that the Trustees chosen for the committee are Mr. Clark, Ms. Clark and Ms. Matkov.

During their first meeting, they identified the organization's responsibility to the community as education, advocacy and intervention in cases of endangered properties. Responsibilities to the organization

were identified as increasing membership and raising funds for operations, projects and restoration.

She noted the seminars being co-sponsored with FIU are responsive to the need for education, and recommended that a produced presentation, such as the FTHP awards A/V presentation, be utilized for a speaker's program.

Other recommendations include:

- * Establishing a committee to identify the primary historic properties in Dade County and encourage the owners to preserve the properties including official designation.

- * Develop fund-raising plans.

- * Hire a secretary for the office, possibly an entry-level preservationist, and any additional staff needed by the Revolving Fund and other projects.

- * Consider moving the office to a new, larger location to accomodate the expanded staff.

- * Complete restoration of Dr. Jackson's Office and the Wagner House, if necessary working in cooperation with another organization with funds and manpower to operate such facilities.

- * Establish a membership committee.

- * Establish a volunteers committee.

- * Expand and improve the membership package.

- * Consider a membership recruiting party.

- * Advertise for memberships in local publications.

- * Develop a membership packet to be sent to all new members.

- * Improve the membership application brochures.

- * Develop the newsletter into a better presentation.

Mr. Slesnick said he would appoint a membership committee.

The Board discussed the need for the Revolving Fund to turn over properties as quickly as possible so they would not create a financial burden, ways to draw paying visitors to the Wagner House, securing the services of an advertising/public relations agency, expediting the acquisitions/disposition of artifacts policy, and applying for funds from pari-mutuel charity days for completion of the Wagner House.

Ms. Bishop will submit a written report for circulation to the Board.

Ms. Matkov announced that the fall issue of Preservation Today has been eliminated for financial reasons. The magazine will resume its regular schedule with the winter issue in January, featuring a story on historic schools and an article by James Curtis of the UM on the marketing advantages of a restored commercial structure. She said efforts are being made to coordinate the publication of the magazine to conference schedules. A new feature on restored homes is being added and Trustees are asked to suggest appropriate properties. A membership card insert will be included in the next issue.

Ms. Matkov and Mr. Slesnick noted that several Trustees have been addressing groups on preservation and are available to speak to other organizations.

Family Bicycle Day

Ms. Jude reported disappointing results from the concession stand at Family Bicycle Day. The Board agreed to allow her to set up a booth at the Medical Faculty Wives sale at Jackson Memorial Hospital Dec. 8 to sell the remaining merchandise.

Day at the Races

Mr. Slesnick reported that Hialeah Race Track was willing to provide a package including lunch, parking, clubhouse seats and admission at a special discount for resale as a fund raiser. No action was taken.

Social Event

The board discussed having a major social function this winter. Dates discussed ranged from February to during Preservation Month in May. Mr. Slesnick said he would appoint a chairman to present a proposal.

Historic Preservation Week

Mr. Maxwell and Ms. Commings have been developing plans for Preservation Week '84. Mr. Slesnick appointed Ms. Bishop and Mr. Fullerton to assist in the planning.

Old Business

Mr. Slesnick announced that the organization is in a position to hire a part-time secretary and asked the Board to refer possible applicants to Mr. Thompson.

The meeting adjourned at 10:35 p.m.

Respectfully submitted,

Marty Stofik
Secretary